

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2007-0062 (Vintner's Cellar of Austin)

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 7010 West State Highway 71 from GR, Community Commercial District, zoning to CS-1, Commercial-Liquor Sales District, zoning.

The ordinance and public restrictive covenant reflect those conditions imposed by Council on 1st reading.

PROPERTY OWNER: Vintner's Cellar of Austin

AGENT: Jim Bennett Consulting (Jim Bennett)

DEPARTMENT COMMENTS:

The property in question is one store site in a larger commercial shopping center. The surrounding zoning is community commercial (GR) and the request is for general commercial -liquor sales (CS-1) to allow construction of a liquor store. Staff recommends approval of the rezoning request.

The applicant agrees with the City Council's recommendation at first reading.

DATE OF FIRST READING/VOTE:

June 21, 2007/ Approved CS-1 on first reading (7-0)

CITY COUNCIL DATE: July 26, 2007

CITY COUNCIL ACTION:

ASSIGNED STAFF: Robert Heil

PHONE: 974-2330

e-mail address: robert.heil@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET**CASE:** C14-2007-0062**PC Date:** June 12, 2007**ADDRESS:** 7010 West State Highway 71 - Vintner's Cellar of Austin**OWNER/APPLICANT:** Vintner's Cellar of Austin**AGENT:** Jim Bennett Consulting (Jim Bennett)**ZONING FROM:** GR **TO:** CS-1 **AREA:** 0.06 acres**STAFF RECOMMENDATION:**

Staff recommends approval of CS-1 zoning.

PLANNING COMMISSION RECOMMENDATION:

June 12, 2007: Approved staff's recommendation of CS-1 zoning on consent (9-0)

DEPARTMENT COMMENTS:

The property in question is one store site in a larger commercial shopping center. The surrounding zoning is community commercial (GR) and the request is for general commercial -liquor sales (CS-1) to allow construction of a liquor store. Staff recommends approval of the rezoning request.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Single Family Home
<i>North</i>	GR	Commercial Shopping Center
<i>South</i>	GR	Commercial Shopping Center
<i>East</i>	GR & CS-1	Commercial Shopping Center and unused CS-1 sites
<i>West</i>	GR	Commercial Shopping Center

AREA STUDY: This property lies within the Oak Hill Neighborhood Planning area. The future draft land use for this map calls for mixed use on the property.

TIA: A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

WATERSHED: Williamson Creek**DESIRED DEVELOPMENT ZONE:** No**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No

REGISTERED COMMUNITY ORGANIZATIONS:

SCHOOLS:

Oak Hill Elementary School Small Middle School Austin High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Highway 71	Varies	Varies	Arterial	Yes	Yes	No

CITY COUNCIL DATE:

June 21, 2007:

July 26, 2007

ACTION:

Approved CS-1 on first reading (7-0)

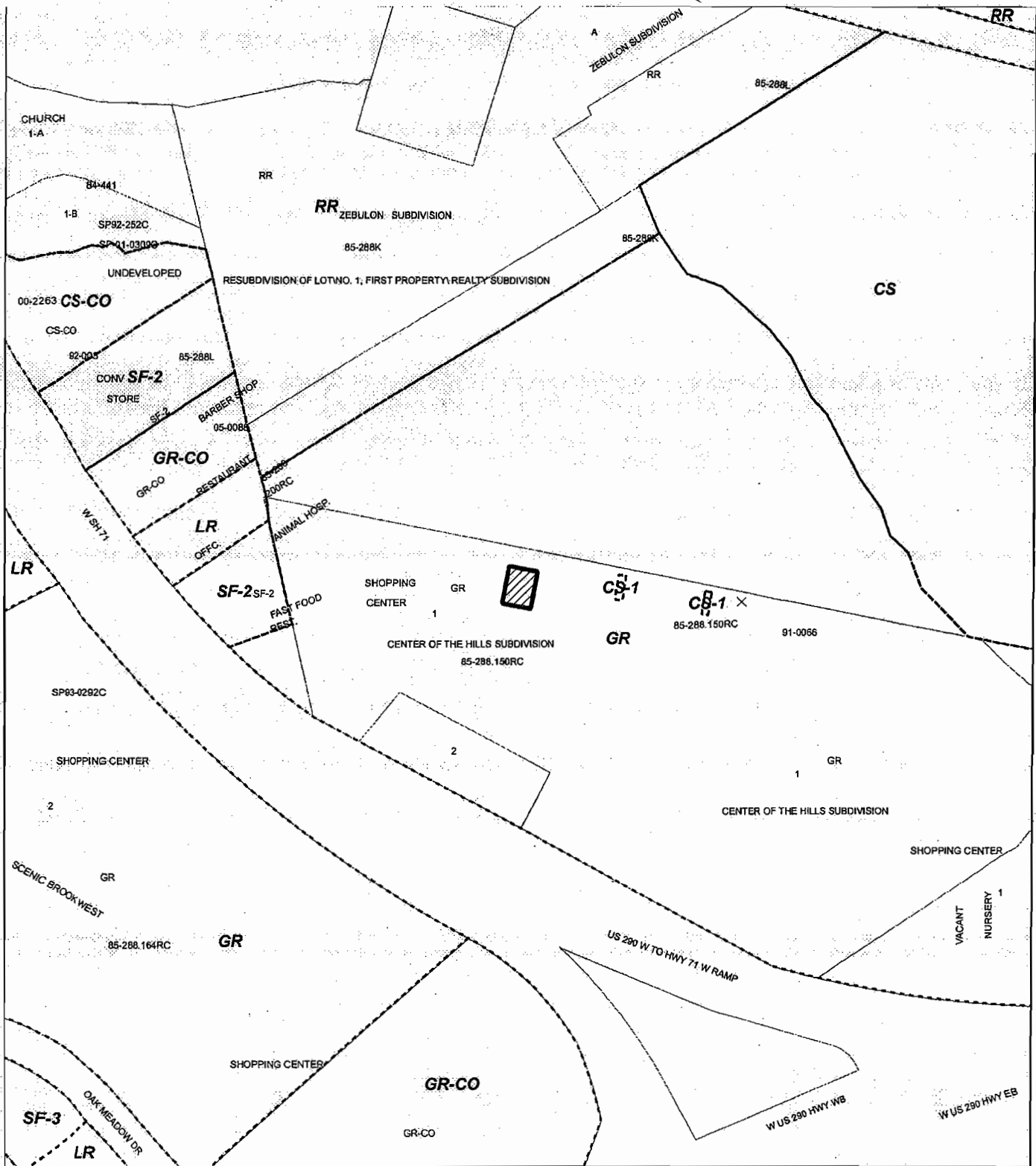
ORDINANCE READINGS: 1st 6/21/07 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

PHONE: 974-2330

e-mail address: robert.heil@ci.austin.tx.us



Subject Tract



Zoning Boundary



Pending Cases

1" = 200'

CASE MGR: R. HEIL

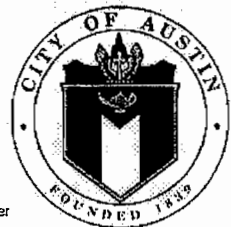
ZONING

CASE#: C14-2007-0062

ADDRESS: 7010 W SH 71

SUBJECT AREA: 0.06 AC

GRID: B19



This map has been produced by G.I.S. Services for the sole purpose of geographic referer. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of CS-1 zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

CS-1 in the context of the larger commercial shopping center is a compatible use. Liquor sales would not create significant detrimental impacts to the surrounding neighborhood character.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Highway 71	Varies	Varies	Arterial	Yes	Yes	No

Environmental

This site is not located over the Southern Edward's Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone. This tract lies in the Contributing Zone.

According to flood plain maps, there is flood plain within the project location; however this has most likely changed due to recent development.

The site is not located within the endangered species survey area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.